NEW WASHINGTON AVENUE STORES Shapleigh Investment Company to Improve Northwest Corner of Seventh Street—Leased for Ninety-Nine Years. The McNair & Harris Realty Company yesterday closed a ninety-nine years' lease on the northwest corner of Seventh street and Washington avenue for the Shapleigh Investment Company. The purchasing company to the Greenwich Investment Company to the Greenwich Investment Company The purchasing company to the Greenwich Investment Company to the Greenwich Investment Company The purchasing company to the Greenwich Investment Company to the Greenwich Investment Company The purchasing company is one recently organized by John C. Half and includes Zack W. Tinker and others prominent in local realty Investments. The property WHITTHER-S f. S. being SM: Torner. City block 2005; John G. Stabileuth to Schot, 41 ft. 4 in., n. a. br. Broadway, only block 2005; Isliting Realty Company to Maria Hahneberink THEUSH-36 ft., n. a. bet. Broadway, only block 401; West St. Louis Realty Company to Maria Hahneberink THEUSH-36 ft., n. a. bet. Broadway, only block 401; West St. Louis Realty Company to Robert Reilly VINEJROVE—5 ft., n. a. bet. Broadway, only block 401; West St. Louis Realty Company to Robert Reilly VINEJROVE—5 ft., n. a. bet. Broadway, only block 401; West St. Louis Realty Company to Robert Reilly VINEJROVE—5 ft., n. a. bet. Broadway, only block 401; West St. Louis Realty Company to Robert Reilly VINEJROVE—5 ft., n. a. bet. Broadway, only block 401; West St. Louis Realty Company to Robert Reilly VINEJROVE—5 ft., n. a. bet. Broadway, only block 401; West St. Louis Realty Company to Robert Reilly VINEJROVE—5 ft., n. a. bet. Broadway, only block 401; Br. a. bet. Broadway, only blo

Investment Company to the Greenwich Investment Company.

Zeck W. Tinker and others prominent in local realty investments. The property has a frontage of 65 feet on Washington avenue by a depth of lin feet. Under the terms of the lease the Greenwich company agrees to replace the pres-

ent improvements with a modern fire-proof commercial building within the coming year to cost not less than \$30,000. Plans are already temp considered for a building adapted for retail stores on the building adapted for retail stores on the first floor and busement and office purposes on the upper scales.

Mr. Hall, who will note charge of the property, has been an extensive dealer in downtown really for several years. In addition to manciering the leasing of the northeast corner of Siath and office streets a few years ago and the erection there of the Cariston hadding, he has also built several of the larger business buildings in East St. Louis. East St. Louis, The property leased yestering was pur-

d by the Statileign Investment Com-through McNair & Herris about months ago and cleared a good profit

TO ERECT COMMERCIAL AND APARTMENT BUILDINGS.

Building permits were issued vesterday to Thomas Dunn for the erection of a four-stery brick mercantile building at Nos. 193-11 Locust street, to cost \$50,000.

Work has already been started on the building The ground was formerly occupied by the old People's Church and was recently acquired by Mr. Dunn through the Mercantile Trust Company.

Permits were also granted yesterday to the Ettrick Realty Company pled by the old People's Church and was recently acquired by Mr. Dunn through the Mercanthe Trust Company.

Permits were also granted gesterday to the Etwick Realty company to erect a three-story spariness molicing at Nos. 22-27 North Eurild accume and Nos. 483-67 Percent Fark bondered to cost \$15,999 and to the A. A. Pischer Architectural and Building Company to fund a three-story flat bunding at No. 2014 Cabantie avenue, valued at \$25,999.

FLATS AND DWELLINGS SOLD.

Harry Meyers Bays Carr Street Property for \$7,500. Situation firms a Cates sold sesterday ers Nov. 1911 the our street, by 27x154, consetting of flats and Gwellings and a large earn in the real for \$7.00 The property

> to believe the record on Joy avenue. We have the recording to the the transfer for Mr. I will be copy the presents as his Railding Permits.

Kent darage too ight reen rest

MILK COWS e and arrie total in to the and, \$1 am of the total to the a the referent the conditions of the market on

LIVE-STOCK MARKET.

HEIPERS

COWS

Receipts 1,579; inmbs steady. Sheep receipts 19515c higher.

New York, June L.—Beeves receipts 263 head, all for slaughterers. Nohting deing. Feeling weak; calves receipts none; no trading of importance; feeling steady; dressed calves steady; city dressed vesses will per lb.; country-dressed tigite. Sheep and lambs receipts 4.852; demand fair and prices steady; sheep 1864-56; cults 12; yearlings nominal; lambs \$7.5058-10. Hogs receipts 1.100, all for slaughterers; nothing delig; nominally steady. St. Louis Cotton Market. Spot market steady at 1-16c higher. Sales 251 bales. Quote: ordinary 4 11-16 Lew middling 15-16
Middling 15-16
Good middling 15-16
Good middling 15-16
Lindsling fair 15-1 Minnie McR. Crardail to Annie C. Appell
WHITTIER 15 f. v. s. south of Askiland city block 460E. Linimar Resity
Co. t. Wm. P. Fitzgereld.
WALNUT 15 ft. r. s. bet Beaumant
and Jefferson, city basek 1115 Geo.
Eckenfela and wife to Nicholas Zeiser
WHIMINGTON -25 ft. s. s. bet Alsbarna and Colorado, city block 197.
John Beckert is and wife to Albert
Nithan and wife.
WALNUT 15 ft. n. s. bet Beaumont
and Jefferson, city block 1715 Nicholas
Zeiser and wife to Annie Paschni
WESTMORELAND 25 ft. n. s. r. c.
cot Lake; tien B. Leignton and wife
be Certland Resity to New Orleans-Spot market firm: middless in-life.

Nemplits-Spot market steady, middless in Receipts at principal politics (indivestion, 2006 holes, New Orleans, 2006 holes, New Orleans, 2006 holes, New Orleans, 2006 holes, Savannah, 2006 holes, Savannah, 2006 holes, Obarleston, I bales, Nerfaik, 1891 tales, Memping, 2016 holes, Memping, 2016 holes, New Preceipts at all Princip Science, 1892 holes, against 172, he bales last week and 11250 holes, against 172, he bales, last week and 11250 holes, against 182, 1820 holes, against 18257 holes in 1894. Stocks, GR. Stocks, Bales, against 18257 holes in 1894. Satise Supply Small-Beef Cattle Stendy-Sheep Close Higher. ST. LOUIS WAREHOUSE STATEMENT. NATIVE CATTLE-Beef Stefes-There was a very poor representation of native beaver grantcks or hand Sept. 1 receipts since Sept. 1 able to-day-in fact. It was a nominal supply only a few souttering tourches being available. which was not enough to create a demand or few showed no particular change from jester-Cotton Active and Firmer.

COWS.

1 1151 4 15 1 100 2 60 1 1120 4 90 1 1150 1 100 BULLS . VEAL CALVES

IF YOU own a lot in St. Louis and it is a well located piece of real estate you have a valuable asset. A man is a better citizen who is the owner of a piece of real estate. You have heard of men coming to grief through "dabbling in stocks." Did you ever know of a man who met with failure because he invested his money in real estate?

A nice lot forms a mighty good savings bank. Money invested there is safe; it won't get away, and if you do not want to build a home on it for yourself you can always borrow money on the lot. A good lot makes any man's credit better in the community; the owner is considered a man of affairs.

Most men feel that they have to be pretty well fixed before they can afford to buy a lot. We have sold millions of dollars worth of real estate, and the great majority of buyers pay a reasonable amount in cash and the balance in deferred payments. It's remarkable how quickly a man gets out of debt when he buys a piece of property. It's an incentive to save--a good lot is the best form of life insurance.

In buying a lot the selection should be prudently made. There are many places in St. Louis where a buyer is perfectly safe in acquiring ground. As a rule it is a safer proposition to invest in a growing or developing locality. For instance, at the Auction Sale we are going to hold in Tower Grove Heights June 17th a splendid opportunity will be offered to secure choice lots under conditions most favorable to the buyer.

This district is developing marvelously, about 200 houses and flats having been erected since we placed the subdivision on the market three months ago. The lots are in the central district, convenient to four car lines, and one especially attractive feature is that the street improvements are made, and buyer is thus relieved of the obligation to pay out money at a later date for sidewalks, sewers, etc.

The terms of this sale will be only one-fifth cash, the balance in four annual installments due in one, two, three and four years.

We especially invite to this great auction sale those people of moderate means who have confidence in the future of St. Louis and who can afford to invest a few dollars in real estate where the outlook is encouraging and where there is every reason to believe that such an investment would prove a profitable one.

We have issued plats giving terms and detailed particulars of the mammoth sale, also indicating the location of lots to be sold, and this will be mailed free to any address.

Mercantile Trust Co.,

Agent,

Eighth and Locust Streets.